



CANNON BUILDING
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STATE OF DELAWARE
BOARD OF HOME INSPECTORS

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PUBLIC MEETING NOTICE:	BOARD OF HOME INSPECTORS
DATE AND TIME:	Tuesday, December 9, 2014 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, DE Cannon Building, Second-Floor Conference Room B
APPROVED:	January 13, 2015

MEMBERS PRESENT

Donald E. Pyle, Sr., Professional Member, Chair
Tim Harriger, Professional Member
Jay "Wes" Mast, Professional Member
Joyce Edwards, Public Member

MEMBERS ABSENT

Dennis Theoharis, Public Member, Vice Chair

DIVISION STAFF/DEPUTY ATTORNEY GENERAL PRESENT

Jennifer Singh, Deputy Attorney General
Amanda McAtee, Administrative Specialist II
Gayle MacAfee, Deputy Director

PUBLIC PRESENT

CALL TO ORDER

Mr. Pyle called the meeting to order at 9:03 a.m.

REVIEW AND APPROVAL OF MEETING MINUTES

The Board reviewed the meeting minutes from the October 14, 2014 meeting. Mr. Harriger made a motion, seconded by Mr. Mast, to approve the minutes as written. The motion carried unanimously.

UNFINISHED BUSINESS

Final Denial

None

Legislative Memo

Insurance Requirements for Licensure Renewal

Mr. Pyle stated that when individuals were required to have insurance in any profession it automatically put a target on their back. With regard to home inspectors, the insurance had a very high deductible and no matter what the claim was it would usually be settled by the insurance company by paying for the deductible and claims were often settled for fraudulent claims.

Ms. Singh stated that if § 4108 (a)(8) was struck from the statute that arguably it was not the board's decision to make sure licensees had insurance and it was really a business decision which was outside of the scope of the board's licensure decisions. Ms. Singh stated that for that it would make sense to drop it from the statute because it could potentially affect a home inspector's livelihood. Mr. Pyle stated that if a home inspector got two bogus claims filed against them and the insurance company settled them, then they would more than likely drop the home inspector from their insurance policy.

Mr. Mast questioned if it was an issue for someone brand new not having insurance. Mr. Pyle stated that claims would usually show up many years after the fact. Ms. MacAfee stated that physicians do not show proof of insurance in order to practice. Ms. Singh stated that she was not sure of any title 24 Boards that required insurance for licensure. Mr. Mast made a motion, seconded by Mr. Harriger, for Ms. Singh to draft a bill to remove § 4108 (a)(8) from the statute. The motion carried unanimously.

Continued Discussion on Current Licensure Requirements in Relation to the Endorsement Statute Change

The Board reviewed the draft of the rules and regulations changes concerning current licensure requirements. After discussion, Mr. Mast made a motion, seconded by Ms. Edwards to publish the proposed changes in the register of regulations. The motion carried unanimously.

Ms. Singh stated that she would submit the proposed changes to be published in the January 2015 register of regulations and the hearing would be held at the February 10, 2015 meeting.

NEW BUSINESS

Review of Applications

Ratification of Issued Licenses

Jonathan Mast – Home Inspector

Mr. Pyle made a motion, seconded by Ms. Edwards to ratify the home inspector license of Jonathan Mast. The motion carried by majority with Mr. Mast recused.

Larry Gibson – Home Inspector Trainee

Todd Williams – Home Inspector

Mr. Mast made a motion, seconded by Ms. Edwards, to ratify the licenses of Larry Gibson and Todd Williams. The motion carried unanimously.

Complaint Status – none

Review of 2015 Meeting Dates

The Board reviewed the 2015 meeting dates and no changes were made.

OTHER BUSINESS BEFORE THE BOARD (for discussion only) – none

None

PUBLIC COMMENT

None

NEXT MEETING

The next Board meeting will be at **9:00 a.m. on Tuesday, January 13, 2015 in Conference Room B** located on the second floor of the Cannon Building at 861 Silver Lake Boulevard, Dover, Delaware.

ADJOURNMENT

There being no further business to discuss, Mr. Harriger made a motion, seconded by Mr. Mast, to adjourn the meeting at 9:38 a.m. The motion carried unanimously.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'A McAtee', written in a cursive style.

Amanda McAtee
Administrative Specialist II

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.